

ZB# 79-15

Ye Peasant Pot Inn

35-1-48

#79-15

Ye Pleasant Pot Inn - Sign Variance

Public Meeting (1)

7/9/79 -

Public Hearing

8/13/79 - 8:30 p.m.

Sign Variance - 134 ft.

Sign set back - 15 ft.

7/24/79 - Notice sent to newspaper. ✓

OCPD to be notified ✓

~~561-6620~~
~~. X 101~~

~~623-1639 - New City~~

① Order list from TH - 7/19/79 -

GENERAL RECEIPT			4091
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550			
RECEIVED OF <u>Ye Pleasant Pat Dunn</u>			<u>Aug. 14</u> 19 <u>79</u>
<u>Fifty and 00/100</u>			\$ <u>50.00</u>
			DOLLARS
FOR <u>Variance Application #79-15</u>			
DISTRIBUTION:			
FUND	CODE	AMOUNT	
<u>50.00</u>			
<u>Ch</u>			
BY <u>Pauline G. Townser</u>			
<u>Town Clerk.</u>			
			TITLE

Williamson Law Book Co., Rochester, N. Y. 14609

P.O. Box 152
Vails Gate, N.Y.
12584

11/20/79 1439

FUND	CODE	IN	OUT
50.00			
CK			

Williamson Law Book Co., Rochester, N. Y. 14609

BY Pauline W. Townsend

Tolon Clerk.

TITLE

P.O. Box 152
Vails Gate, N.Y.
12584

~~New City~~
~~623-1639~~

35-1-48

$\frac{318}{72}$
 $\frac{144}{2}$
14408 ft.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x
In the Matter of the Application of
NATALE GAMBINO, d/b/a YE PEASANT POT INN.
#79-15.

DECISION GRANTING
SIGN VARIANCE.

-----x
WHEREAS, NATALE GAMBINO of 280 Windsor Highway, New Windsor,
New York, d/b/a YE PEASANT POT INN, has made application for sign
variance before the Zoning Board of Appeals for the purposes of erecting
a sign at the restaurant site to be located on Route 32, New Windsor,
New York, in a "C" (Designed Shopping Center) Zone; and

WHEREAS, a public hearing was held on the 13th day of August,
1979 before the Zoning Board of Appeals at the Town Hall, New Windsor,
New York; and

WHEREAS, the applicant represented himself; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor
makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Evening News,
also as required by law.

2. The evidence shows that the variance sought will not alter
the general character of the neighborhood.

3. The evidence shows that denial of the variance will result
in significant economic injury to the applicant.

WHEREAS, the Zoning Board of Appeals makes the following
findings of law in this matter:

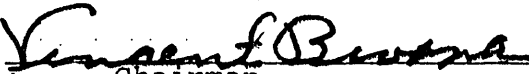
1. The evidence shows that the applicant will encounter
practical difficulty if the sign variance requested is not granted.

2. The evidence shows that the sign variance as requested will not result in substantial detriment to the adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor grant a sign variance of 134 sq. ft. and a set back of 15 ft. to NATALE GAMBINO, d/b/a YE PEASANT POT INN in strict conformity with the drawings submitted to and on file with the ZBA.

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of NewWindsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

DATED: September 24, 1979.


Chairman

(914) 565-8550

August 14, 1979

Mr. Nat Gambino
Temple Hill Motel
Room #101
New Windsor, N .Y. 12550

RE: APPLICATION FOR SIGN VARIANCE
YE PEASANT POT INN

Dear Mr. Gambino:

This is to confirm that a sign variance of 134 sq. ft.
and a setback of 15 ft. was granted at a public hearing
before the Zoning Board of Appeals on the above
application of YE PEASANT POT INN.

Very truly yours,

PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Howard Collett, Blg./Zoning Inspector
Town Planning Board



AUG 16 1979

COUNTY OF ORANGE

Department of Planning

124 MAIN STREET (1887 Building)

GOSHEN, NEW YORK 10924

TEL. (914) 294-5151

Peter Garrison, A.I.P., Commissioner

Edwin J. Garling, A.I.P., Deputy Commissioner

August 14, 1979

Mr. Mark Stortecky, Chairman
New Windsor Zoning Board of Appeals
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Variance - Gambino - Rt. 32
(Ye Peasant Pot Inn)
Our File No. NWT 79-12-M

Dear Mr. Stortecky:

We have received the above variance application, in accordance with the provisions of Section 239, 1 and n, Article 12-B of the General Municipal Law of the State of New York.

We have no objection to the request and hereby return the matter for final local determination.

Very truly yours,

Peter Garrison
Commissioner of Planning

PG:mj
Encls: 1

Reviewed by:

Joel Shaw
Sr. Planner

8/13/79 - 8:30 pm - Public Hearing - Up Pleasant Pot Inn (Gambino)

Name:

Address:

Matteo Gambino

John P. Fusco RAMAPO SIGN SERVICE
SPRING VALLEY, N.Y.

JUN 11 1977

Prelim.
July 9th -
7:30 p.m.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date JUNE 11, 1979

To YE PEASANT POT INN

N. GAMBINO, PRES.

280 WINDSOR HWY., N.W. - 623-1639 - (New City)

PLEASE TAKE NOTICE that your application dated JUNE 11, 1979

for permit to ERECT 4X18 DOUBLE FACE SIGN (144 sq. ft.)

at the premises located at 280 WINDSOR HIGHWAY

is returned herewith and disapproved on the following grounds:

ARTICLE III 48-9 TABLE OF USE REGULATIONS COLUMN "D" #2

ALLOWS 10 sq. ft. SIGN EXCEEDS REGULATION BY 134 FEET (144 sq. ft. proposed)
15 ft. front yard setback -
12 ft. height

TABLE OF USE REGULATIONS	
D	
Permitted Accessory Signs	
1. Accessory to permitted residences: 1 nonilluminated nameplate or professional sign with an area of not over 2 square feet.	
2. For any nonresidential establishment permitted: 1 indirectly illuminated sign not over 10 square feet in area, at least 25 feet from the street line; and not more than 2 nonilluminated directional signs, each not over 2 square feet in sign area, provided that such signs are set back at least 10 feet from the street line.	✓
3. For any structure for sale or for rent: 1 temporary nonilluminated "for sale" or "for rent" sign not over 6 square feet in area located at least 15 feet from the street line. Such temporary use shall cease within 30 days after sale or rental is consummated. Signs for any other advertising purpose pertaining to the premises of the building shall be permitted, but shall not exceed 6 square feet in area nor be displayed for a period longer than 30 consecutive days.	
4. Refer to § 48-18 for supplementary sign regulations.	
5. Refer to § 48-27.	

Howard R. Coe
Building Inspector



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

July 20, 1979

565-3151
Mr. Nat Gambino
Ye Peasant Pot Inn
195 A South Main St.
New City, N.Y. 10956

Re:35-1-48

Dear Mr. Gambino:

According to my records, the attached list of property owners are within the five hundred (500) feet of the above mentioned property.
The charge for this service is \$15.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,


PAULA KING

Sole Assessor
Town of New Windsor

PK/em



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

(13)

Paula King
~~Elsworth D. Wierman~~
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Mr. & Mrs. Peter Notartomaso
279 Windsor Highway
New Windsor, N.Y. 12550 ✓

Mrs. Agnes Cavalari ✓
Bethlehem Rd. RD 2
New Windsor, N.Y. 12550

Mrs. Lucy Primavera ✓
287 Windsor Highway
New Windsor, N.Y. 12550

Mr. Alfred Ciarimbali ✓
30 Nee Ave.
New Windsor, N.Y. 12550

Mr. & Mrs. Francis Lander
278 Windsor Highway ✓
New Windsor, N.Y. 12550

Mr. George Chaleff ✓
ms. Gale Fraser
266 Windsor Highway
New Windsor, N.Y. 12550

Mr. Alfred Friedman ✓
295 Madison Ave.
New York, N.Y. 10017

Mr. John Coakley ✓
c/o C & F Company
18 Park Hill Drive
New Windsor, N.Y. 12550

Balmville Estates Inc. ✓
P.O. 4053
New Windsor, N.Y. 12550

Mr. & Mrs. Theodore Marino ✓
293 Windsor Highway
New Windsor, N.Y. 12550

Mr. William San Giacomo
R.D.4 Forge Hill Rd ✓
New Windsor, N.Y. 12550

Tomcat Lounge Inc. ✓
265 Windsor Highway
New Windsor, N.Y. 12550

Foti Florist Ent. Inc. ✓
11 Coach Lane
Newburgh, N.Y. 12550

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

79-15.
(Number)

7/24/79
(Date)

I. Applicant information:

- Mr. Nat Gambino - % Ye Peasant Pot Inn
- (a) 195 A South Main Street, New City, N. Y. 10956 - 565-3151
(Name, address and phone of Applicant) (Trailer at site)
- (b) -
(Name, address and phone of purchaser or lessee)
- (c) -
(Name, address and phone of attorney)
- (d) -
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☒ Area variance
- ☒ Sign variance
- ☐ Special permit

III. ☒ Property information:

- (a) C 280 Windsor Highway 35 1 48 .882 acre
(Zone) (Address) New Windsor (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? PI, R-4
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 6/79
- (e) Has property been subdivided previously? no When?
- (f) Has property been subject of variance or special permit previously? yes When? 1979 - area variance

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

79-15.
(Number)

7/24/79
(Date)

I. Applicant information:

- Mr. Nat Gambino - % Ye Peasant Pot Inn
- (a) 195 A South Main Street, New City, N. Y. 10956 - 565-3151
(Name, address and phone of Applicant) (Trailer at site)
- (b) -
(Name, address and phone of purchaser or lessee)
- (c) -
(Name, address and phone of attorney)
- (d) -
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☒ Area variance
- ☒ Sign variance
- ☐ Special permit

III. Property information:

- (a) C 280 Windsor Highway 35 1 48 .882 acre
(Zone) (Address) New Windsor (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? PI, R-4
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 6/79
- (e) Has property been subdivided previously? no When?
- (f) Has property been subject of variance or special permit previously? yes When? 1979 - area variance
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? yes. If so, when June 11, 1979.
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. not applicable

☐ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow _____

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

☒ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-9, Table Use Regs. Column D-2

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
✓ Req'd. Front Yard <u>-sign -25 ft.</u> (for sign setback)	<u>10 ft.</u>	<u>15 ft.</u>
Req'd. Side Yards <u>/</u>	<u>/</u>	<u>/</u>
Req'd. Rear Yard _____	_____	_____
Req'd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only

** Non-residential districts only

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-9, Table Use Regs. Column D-2

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
✓ Req'd. Front Yard - <u>Sign</u> -25 ft. (for sign setback)	10 ft.	15 ft.
Req'd. Side Yards		
Req'd. Rear Yard		
Req'd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Development Coverage* %	%	%
Floor Area Ratio**		

* Residential districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

☒ VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 48-9, Table Use Regs. Column D-2.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
*Free-standing double-faced Sign 1 -	<u>10 sq. ft.</u>	<u>144 sq. ft.</u>	<u>134 sq. ft.</u>
Sign 2	<u> </u>	<u> </u>	<u> </u>
Sign 3	<u> </u>	<u> </u>	<u> </u>
Sign 4	<u> </u>	<u> </u>	<u> </u>
Sign 5	<u> </u>	<u> </u>	<u> </u>
<hr/>			
Total	<u>10 sq.ft.</u>	<u>144 sq.ft.</u>	<u>134 sq.ft.</u>

- * Proposed sign will be placed approximately 10 ft. from highway. 15 ft. front yard setback requested, also.
- ✓ (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

Proposed sign is 4 ft. x 18 ft. - double faced, which we feel is not excessive when compared with similar establishments located along Route 32. The size of the proposed sign is of the usual dimensions which is used exclusively by the restaurant chain. Also, the location of the restaurant is of such nature that it sets back off the road and without a sign of this size, patrons would not be able to find us.

- ✓ (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

144 sq. ft.



VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 48-9, Table Use Regs. Column D-2.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
*Free-standing double-faced Sign 1	- <u>10 sq. ft.</u>	<u>144 sq. ft.</u>	<u>134 sq. ft.</u>
Sign 2	<u> </u>	<u> </u>	<u> </u>
Sign 3	<u> </u>	<u> </u>	<u> </u>
Sign 4	<u> </u>	<u> </u>	<u> </u>
Sign 5	<u> </u>	<u> </u>	<u> </u>
<hr/>			
Total	<u>10 sq.ft.</u>	<u>144 sq.ft.</u>	<u>134 sq.ft.</u>

- ✓ * Proposed sign will be placed approximately 10 ft. from highway. 15 ft. front yard setback requested, also.
- ✓ (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

Proposed sign is 4 ft. x 18 ft. - double faced, which we feel is not excessive when compared with similar establishments located along Route 32. The size of the proposed sign is of the usual dimensions which is used exclusively by the restaurant chain. Also, the location of the restaurant is of such nature that it sets back off the road and without a sign of this size, patrons would not be able to find us.

- ✓ (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

144 sq. ft.

☐ VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.
- (b) Describe in detail the use and structures proposed for the special permit.

☐ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

☒ IX. Attachments required:

- ✓ ☐ Copy of letter of referral from Building and Zoning Inspector.
- ☐ Copy of contract of sale, lease or franchise agreement.
- ☐ Copy of tax map showing adjacent properties
- ☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ✓ ☐ Copy(ies) of sign(s) with dimensions.
- ✓ ☐ Check in amount of \$ 50.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.

- (b) Describe in detail the use and structures proposed for the special permit.

☒ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

☒ IX. Attachments required:

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- ☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ✓ ☐ Copy(ies) of sign(s) with dimensions.
- ✓ ☐ Check in amount of \$50.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
- All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ☐ Other

X. AFFIDAVIT

Date July 30, 1979.

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Watato Lumbria
(Applicant)

NATALE GAMBINO, President
Ye Peasant Pot Inn

Sworn to before me this

30th day of July, 1979.

Patricia Delio

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1970.

XI. ZBA Action:

- (a) Public Hearing date 8/13/79
- (b) Variance is _____
- Special Permit is _____
- (c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Natale Gambino
(Applicant)

NATALE GAMBINO, President
Ye Peasant Pot Inn

Sworn to before me this

30th day of July, 1979.

Patricia Delio

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1980.

XI. ZBA Action:

(a) Public Hearing date 8/13/79

(b) Variance is _____

Special Permit is _____

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: ZONING BOARD OF APPEALS
SUBJECT: PUBLIC HEARINGS BEFORE ZBA - 8/13/79
DATE: August 6, 1979

Kindly be advised that the following Public Hearing will be heard before the ZBA on August 13, 1979 at 7:30 p.m.:

8 p.m. - Application for sign variance of
PONDEROSA SYSTEMS INC.

8:15 p.m. - Application for area variance
of JOHN F. O'NEILL and AGNES A. O'NEILL

8:30 p.m. - Application for sign variance of
YE PEASANT POT INN

I have attached hereto, for your information, pertinent applications together with public hearing notices for each.

Pat

/pd

Enclosures

cc: Howard Collett, Bldg/Zoning Inspector

Legal Notice
PUBLIC NOTICE OF
HEARING BEFORE
ZONING BOARD OF
APPEALS
TOWN OF
NEW WINDSOR
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York will hold a Public Hearing pur-
suant to Section 48-33A of the Zoning
Ordinance on the following
proposition:
Appeal No. 13
Request of John F. O'Neill and
Agnes A. O'Neill for a VARIANCE of
the regulations of the Zoning Or-
dinance, to permit the existence of a
residential lot of less than 15,000
square feet being a VARIANCE of
Section 48-12 for property situated as
follows: 101 Chestnut Drive, New
Windsor, NY and being concerning
Lots No. 2 and 4 as shown in Section
B as shown on a map of Section B
and C, Lacey Field Development,
dated Dec. 11, 1941, filed in the
Orange County Clerk's Office on
Jan. 2, 1942.
SAID HEARING will take place on
the 13th day of August, 1979, at the
New Windsor Town Hall, 555 Union
Avenue, New Windsor, N.Y. beginn-
ing at 8:15 o'clock P.M.
MARK STORTECKY
Chairman
By: Patricia Della
Secretary
Aug. 4

Legal Notice
PUBLIC NOTICE OF
HEARING BEFORE ZONING
BOARD OF APPEALS
TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York will hold a Public Hearing pur-
suant to Section 48-33A of the Zoning
Ordinance on the following
proposition:
Appeal No. 3
Request of PONDEROSA
SYSTEMS INC. for a VARIANCE of
the regulations of the Zoning Or-
dinance, to permit the erection of
two (2) signs which are oversized,
being a VARIANCE of Section 48-9-
Table of Use Regulations-Column D
for property situated as follows: No.
782 Route 32, Windsor Highway,
Town of New Windsor, N.Y.
SAID HEARING will take place on
the 13th day of August, 1979, at the
New Windsor Town Hall, 555 Union
Avenue, New Windsor, N.Y. beginn-
ing at 8 o'clock P.M.
MARK STORTECKY
Chairman
Aug. 4
Legal Notice
PUBLIC NOTICE OF HEARING
BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York will hold a Public Hearing pur-
suant to Section 48-33A of the Zoning
Ordinance on the following
proposition:
Appeal No. 15
Request of NATALE GAMBINO
and YE PEASANT POT INN for a
VARIANCE of the regulations of the
Zoning Ordinance, to permit free-
standing double-faced sign which
size exceeds ordinance, and 15 ft.
setback being a VARIANCE of Sec-
tion 48-9 - Table of Use Regulations-
Column D-2 for property situated as
follows: 280 Windsor Highway, Town
of New Windsor, New York.
SAID HEARING will take place on
the 13th day of August, 1979, at the
New Windsor Town Hall, 555 Union
Avenue, New Windsor, N.Y. beginn-
ing at 8:30 o'clock P.M.
MARK STORTECKY
Chairman
By: Patricia Della
Secretary
Aug. 4

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New York will hold a Public Hearing
pursuant to Section 48-33A of the Zoning Ordinance on the
following proposition:

Appeal No. 15

Request of NATALE GAMBINO and YE PEASANT POT. INN.

for a VARIANCE ~~SPECIAL USE PERMIT~~ of

the regulations of the Zoning Ordinance, to permit

free-standing double-faced sign which size exceeds
ordinance, and 15 ft. setback

being a VARIANCE ~~SPECIAL USE PERMIT~~ of

Section 48-9 - Table of Use Regulations-Column D-2

for property situated as follows:

280 Windsor Highway, Town of New Windsor,

New York

SAID HEARING will take place on the 13th day of August, 19 79,

at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.

beginning at 8:30 o'clock P. M.

MARK STORTECKY

Chairman

(914) 565-8550

July 25, 1979

Mr. Nat Gambino
% Ye Peasant Pot Inn
195A South Main Street
New City, N. Y. 10956

RE: APPLICATION FOR VARIANCE BEFORE
ZONING BOARD OF APPEALS - #79-15

Dear Mr. Gambino:

The next time you are in the New Windsor area, please
stop by my office to sign your application.

Also, the Town Assessor informs me that the list is
ready and she will furnish same to me. The charge for
the list is \$15.00.

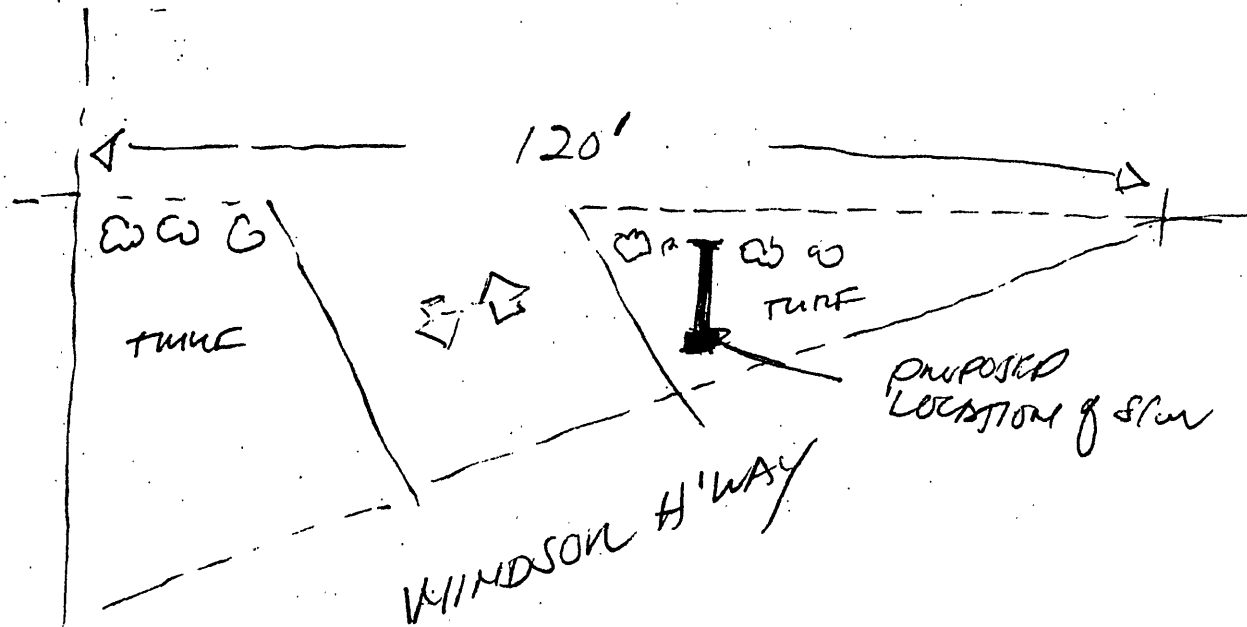
Very truly yours,

PATRIAL DELIO, Secretary
Zoning Board of Appeals

PD/

100 STUESSE

6-11-79



PROCEDURE FOR PUBLIC HEARING

In order to prepare for a Public Hearing before the Zoning Board of Appeals the applicant must first prepare a public hearing notice, publication to appear in The Evening News once at least 10 days prior to the public hearing date. When notice has been prepared, return it to the Zoning Board Secretary (address below) so that she may publish same at the expense of the applicant. Three copies of the application must also be filled out and returned to the Secretary.

Registered or Certified letters are to be sent to all residents and property owners within a radius of 500 ft. of the property in question. This list may be obtained from the Town Assessor's Office for a fee which is determined by the Town Assessor. Her office is located in the Town Hall - 555 Union Avenue, New Windsor, N. Y. All registered or certified letters must have return receipts. All return receipts, copy of published notice, copy of letter and all site plans with measurements must be presented to the Secretary at the public hearing by the applicant. Please include the Assessor's list of names and addresses of all property owners within 500 ft. for the record. A fee of \$50.00 payable to the TOWN OF NEW WINDSOR, should accompany all applications for commercial use. A fee of \$25.00 is required for residential use only. All fees due at the time the applications are returned to the secretary.

Please have your attorney determine whether Section 239 1&m of the General Municipal Law is applicable, and if so, send a copy of your application with plans attached to the Orange County Planning Dept., 124 Main Street, Goshen, New York 10924. (This section only applies if you are located within 500 ft. of a County Road.)

RETURN ALL PAPERS PROMPTLY TO:

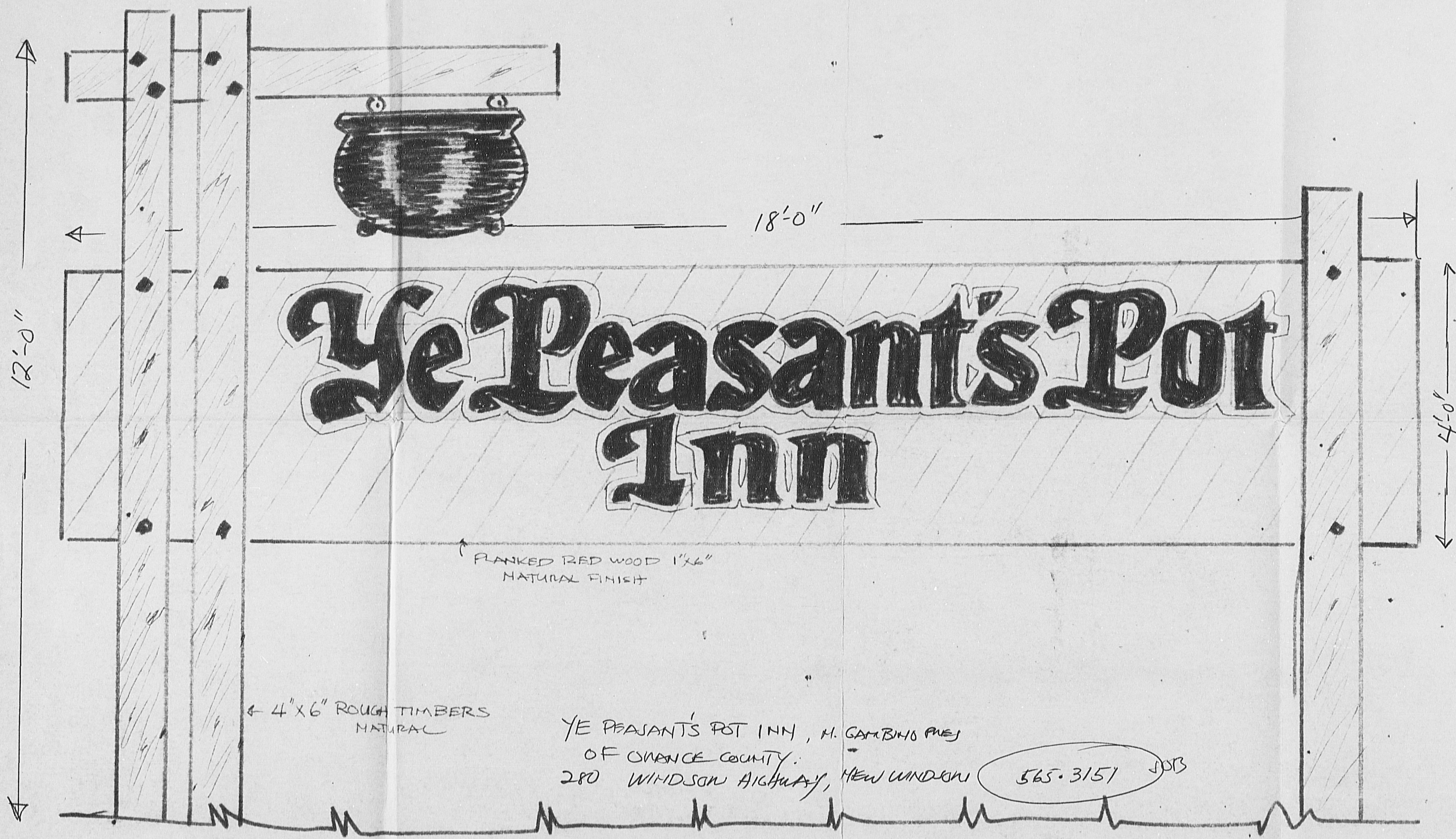
PATRICIA DELIO, Secretary
New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, N. Y. 12550

Tel: 565-8550

Applicant's check list:

1. Fill out and return 3 copies of application & map or plans.
2. Fill out and return public hearing notice immediately.
3. Town Assessor's list to secretary.
4. Return receipts (green cards) to secretary.
5. Fee for application.
6. Application to Orange County Planning Dept., if applies.
7. Provide secretary with Affidavit of Publication (provided by newspaper.)

Note: The ZBA meet every 2nd and 4th Monday of every month, except during July & August.

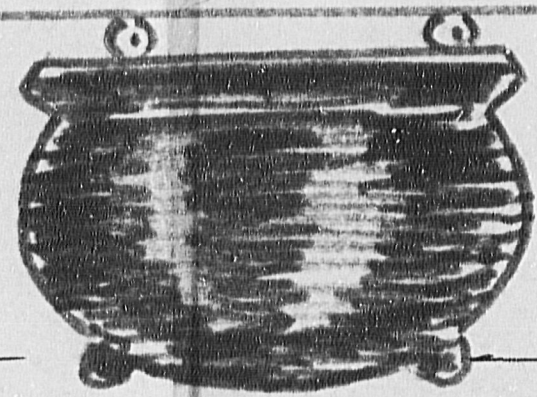


12'-0"

18'-0"

4'-0"

Ye Peasants Pot Inn



PLANKED RED WOOD 1"x6"
NATURAL FINISH

4"x6" ROUGH TIMBERS
NATURAL

YE PEASANTS POT INN, M. GAMBINO PROP
OF ORANGE COUNTY:
280 WINDSOR HIGHWAY, NEW WINDSOR (565-3151) JDB

RAMAPO SIGN SERVICE
33 COLUMBUS AVENUE
SPRING VALLEY, N.Y. 10977
(914) 356-1274